12-44-12 PETITION FOR ZONING VARLANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached neveto and made a part hereof, hereby petition for a Variance from Section 1404.3.B.3 TO PERMIT SIDEYARD SETBACKS OF 26 FLET INSTEAD OF THE REQUIRED SOFEET, AND SECTION LOO. 1 TO PERMIT AN EXISTING STORAGE BUILDING TO BE LOCATED IN THE FRONTYARD (WATERFRONT) INSTEAD OF THE RE. IRED TRAKYARD. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1) Present dwelling is only 18 x 26. The bathroom is so small that the shower will not fit and is currently next to the kitchen sink. 2) Existing dwelling is 27' from the nearest property line and addition would be only l' closer to opposite property line. 3) There are no buildings on either adjacent properties. 4) Frame building in frontyard is needed to store owner's furniture and other belongings that will not fit in the house. 5) Cost of demolition is prchibitive. Property is to be posted and odvertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: JAMES A. BAKER, SR. (Type or Print Name) (Type or Print Name) ames a PATRICIA A. BAKER

(Type or Print Name) Patricia a Baker 3921 NEW SECTION AD. 335-5050 BALTIMORE, LARYLAND City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted ttorney's Telephone No.: 3921 NEW SECTION RD. 335-5050 ORDERED By The Zoning Commissioner of Baltimore County, this _9___9th____ , 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE S/S New Section Rd., 601.7' NE of Seneca Rd., 15th District BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JAMES A. BAKER, SR., et ux, Case No. 82-44-A

ORDER TO ENTER APPEARANCE

::::::

Mr. Commissioner:

and of the passage of any preliminary or final Order in connection therewith.

Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore,

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 474-2188

I HEREBY CERTIFY that on this 24th day of July, 1981, a copy of the charegoing Order was mailed to Mr. and Mrs. James A. Baker, Sr., 3921 New Section Road, Baltimore, Maryland 21220, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.

111 W. Chesapeake Av≊ Towson, Maryland 2120

000

Mr. & Mrs. James A. Baker, Sr. 3921 New Section Road Nicholas B. Commodari Baltimore, Maryland 21220

Chairman MEMBERS

RE: Item #236 James A. Baker, et al Variance Petition

August 12, 1981

Barrau of Department of

Dear Mr. & Mrs. Baker:

State Roads Commission Fire Prevention health Department roject Planning Building Depirtment Board of Education Zoning Administration

Industrial

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments ire not intended to indicate the appropriateness of the zoning action equested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendatins as to the suitability of the requested zoning.

The subject property is currently zoned R.C. 5 and is improved with a dwelling, two block storage buildings to the rear and a partially constructed storage building along the water. This latter structure was the subject of two previous zoning hearings (Case #72-216 A and #74-24 A). The former hearing granted variances to allow it to be used as a dwelling, while the latter hearing denied a request to allow this building to be utilized as an accessory structure. Since the status of said structure is now uncertain (see enclosed letter from Joseph Nolan dated August 7, 1981), it has been included with your request to allow an addition to the side of the existing dwelling.

Particular attention should be afforded to the comments of the Health Department and the Department of Permits and Licenses.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Miloh Blommedan NICHGLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:mch Enclosures

DEPARTMENT OF PUBLIC WORKS TOWSON MARYLAND 21204

July 13, 1981

County, on the _____ day of August ____, 19.81 at 9:30 o'clock

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY J. PISTEL, P. E. DIRECTOR

Re: Item #236 (1989-1981) Property Owner: James A. & Patricia A. Baker S/ES New Section Road 601.7' N/E of S. Seneca Rd. Acres: 58.5/124.5 x 406.0/316.24 District: 15th

Dear Mr. Hammond:

FILING

OR

 \Box

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item. General:

Baltimore County highway and utility improvements are not directly involved.

The comments which were supplied in connection with the Zoning Advisory Committee review for Item 117 (1971-1972) and 245 (1972-1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1980-1981).

Very truly yours,

ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAM: FWR:ss

cc: Jack Wimbley

Z~SW Key Sheet 7 & 8 NE 46 & 47 Pos. Sheets NE 2 L Topo 91 Tax Map Attachments

Department Of Pullic Morks Bureau of Engineering

ELLSWORTH N. DIVER. P. E., CHIEF

Mr. S. Eric DiNenna Zoning Commissioner County Office Pullding Towson, Maryland 21201.

> Fe: Item #245 (1972-1973)
> Property Owner: Villiam T. Tomlinson
> New Section Road, 505' HF of Sereca Road
> Present Zoning: F.D.P. Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard District: 15th No. Acres: 0.80 acre

Dear Mr. DiWenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Baltimore County, Maryland

COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

July 10, 1973

The comments supplied for this projectly in connection with Item #117 (1971 - 1972) remain valid and applicable to this Item /245 (1972 - 1973). Those commonts are referred to for your consideration.

Very truly yours,

ELLSHOMTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: F.R: ES

• **

Z-SW Key Sheet 8 ME 46 & 47 Pos. Sheets NE 2 L Topo 91 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date___February 3, 1972

TO S. Bris Milenna ... ATTN: Oliver L. Hyers

FROM Elloworth M. Eiver, P.F.

SUBJECT Liven / 117 (1971-1972)

Property Cwnor: William W. Tomlinson S/S New Section Read, 505' F. of Sensea Road Present Zoning: R.D.P. Proposed Coming: Variance from Section 1400,35 (3) - front and

sidə yarda District: 15th No. Acres: 100' x 400'

The following comments are furnished in regard to the plat submitted to this office for review by the Louing Advisory Committee in connection with the subject item.

New Castion Road, an existing public road, is proposed to be improved in the future as a 30-foot eloced-type roadway erosa-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way and widening of varying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening as shown in red on the attached plan.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Docarbulat of Traffic aginesting, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a seciment pollution problem, danaging private and public holdings downstreem of the property. A grading permit is, therefore, necessary for all gradieg, including the stripping of top soil.

Storm Drains:

The Potitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, carecially by the concentration of surface waters. Correction of any problem which may result, this to improper grading or improper installation of draining facilities, would be the full responsibility of the Patitioner.

Itaa #117 (1971-1972) Property Owner: William T. Tomlinson Page 2 February 3, 1972

Storm Drains: (Contid)

The property to be developed is located adjacent to the water front. The Italianar is advised that the proper rections of the Rellimore County Building Code suct be followed was reby elevation limitations are pieced on first floor levels of residential or commercial development and other special construction features are required.

Public water supply is available to serve this property.

Sanitary Severi

Public senitory sewerage is not available to serve thin property which is utilizing private onsite sawerage.

ELLSworth N. DIVER, P.S. Chief. Dureau of Angineering

END: EAM: FARIES

Attachment

co: John A. Schars

3 NZ 46 & 57 Fosition Short NE 2 L Topo 91 Tax Map

day of September , 19 81 , that the kerein Retition for variance to permit side yard setbacks of 26 feet in lieu of the required 50 feet, for the expressed purpose of constructing an addition and a deck to the existing dwelling, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

> 1. Remove the existing storage building located in the front yard within 90 days following occupancy of the addition, but no later than April 1, 1983. Said building shall be used only for storage.

> 2. Submit a revised site plan, incorporating the restriction set forth above, for approval by the Department of Public Works and the Office of Planning and Zoning.

it is FURTHER ORDERED that the variance to permit an existing storage builting to be located in the front yard does not meet the spirit and intent of the Bailimore County Zoning Regulations and, as such, should be and the same is

July 21, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

BALTIMORE COUNTY DEPARTMENT OF HEALTH

DEPUTY STATE & COUNTY HEALTH OFFICER

DONALD J. ROOP, M.D., M.TH.

TOWSON, MARYLAND 21204

ORDER RECEIVED

DATE

her DENIED.

Comments on Item 236, Zoning Advisory Committee Meeting of June 9, 1981, are as follows:

> SE/S New Section Road 601.7' N/E of S. Seneca Road

Property Owner:

Existing Zoning:

Variance to permit sideyard setbacks of Proposed Zoning: 26' in lieu of the required 50' and to permit an existing storage building to

be located in the front yard in lieu of the required rear yard. 98.5/124.5 x 406.0/316.24

James A. & Patricia A. Baker

The existing dwelling is presently served by metropolitan water and a private sewage disposal system which does not appear to be functioning properly. The soils on the lot are not conducive for use in subsurface sewage disposal due to an extremely high water table and slow permeability. It is, therefore, highly unlikely that the failing septic system can be corrected using conventional methods.

Many homes in this vicinity have failing sewage disposal systems. The Health Department has standing recommendations for extension of metropolitan sanitary sewerage to abate the health hazards associated with the overflows. Currently a 201 Facility Plan is being prepared for the area to determine the most practical, cost effective method of correction.

This department will, therefore, approve a building permit for the proposed addition only if the total number of bedrooms and plumbing fixtures will not be increased in excess of what is presently existing. Connection to the metropolitan sewerage system is mandatory if and when it becomes available.

Very truly yours, Ian J. Forrest Director / BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO William Har ond, Zoning Commissioner Date August 7, 1981

FROM Joseph Nolan, Assistant Buildings Engineer

SUBJECT_B-81-325-15___ 3921 New Section Road Zoning Variance No. 82-14-A

I have been informed that a zoning hearing has been scheduled for August 20th concerning the property at the subject location. A building that is part of the hearing was constructed in the early 1970's without the benefit of a permit.

I charged the owner with the violation in the District Court and he did obtain variances for the use of the structure. However, the building was never altered to comply with the variances granted. To the best of my knowledge, no permit was ever issued for the structure that was erected between the waterfront and the existing dwelling in the rear of the property.

It was the intention of the prior owner to use the building in question as ar open pavilion for parties. Unfortunately, the prior owner died before this matter could finally be resolved.

If the variance is granted, I respectfully request that the allowed use of this structure be specifically defined in the order and that the present owner of the property be required to obtain a permit for the structure in question.

SE/S New Section Road 601.7' N/E of S. Seneca Road

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or _____feet along an approved road in

Fire Prevention Code prior to occupancy or beginning of operation.

Association Standard No. 101 "Life Safety Code", 1976 Edition prior

Approved:

comply with all applicable requirements of the National Fire Protection

accordance with Baltimore County Standards as published by the

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 7. The Fire Prevention Bureau has no comments, at this time.

() 4. The site shall be made to comply with all applicable parts of the

(XX 5. The buildings and structures existing or proposed on the site shall

Zoning Agenda: June 9, 1981

Fire Prevention Bureau

JMN:mh B file

BALTIMORE COUNTY

825-7310

Mr. William Hammond

Coming Commissioner

Location:

Item No.:

Gentlemen:

/m?

Towson, Maryland 21204

PAUL H REINCKE

FIRE DEPARTMENT
TOWSON, MARYLAND 21204

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

RE: Property Owner: James A. & Patricia A. Baler

Department of Public Works.

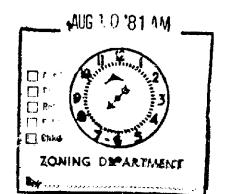
to occupancy.

Planting Group

Special Inspection Division

() 6. Site plans are approved, as drawn.

() 3. The vehicle dead end condition shown at



BALTIMORE COUNTY
DEFARIMENT OF PERMITS LICENSES
TOWSON, MARYLAND 21204
494-3610

August 7, 1981

TO ZALESKI, JR. DIRECTOR

James A. Baker, Sr. 3921 New Section Road Baltimore, Maryland 21220

> RE: B-81-325-15 3921 New Section Road formerly B-71-152-15 637 New Section Road

Dear Mr. Baker:

The former owner of the property now known as 3921 New Section Road constructed a pavilion on the property between the waterfront and the small dwelling. The construction was done without the benefit of a permit and in violation of the Building Code and the Zoning laws of Baltimore County.

To the best of my knowledge, no building permit was ever issued for this building and the use of this structure for any purpose is in violation of Baltimore County laws.

I am aware that there is a pending zoning hearing concerning an addition to the dwelling and the building in question that would allow it to be used as a storage shed. Thust be clearly understood however. that any use of the building for any purpose is prohibited until the zoning problem has been resolved and a permit applied for and issued for the structure. It must be further understood, that if the Zoning Commissioner allows the building to remain as a storage shed, any other use of the building would be in violation of Baltimore County laws.

If you have any questions concerning this matter, please call me at 494-3373.

> Yery truly yours, out on Malin Joseph M. Nolan Assistant Buildings Engineer

JMN:ml. CC: Zoning B file file



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZO
TOWSON, MARYLAND 21204

Zoning Advisory Committee

Towson, Maryland 21204

Dear Mr. Hammond:

District: 15th

Office of Planning and Zoning

Baltimore County Office Building

NORMAN E. GERBER DIRECTOR

OFFICE OF PLANNING AND ZONING

Mr. William Hammond, Zoning Commissioner

Property Owner: James A & Puricia A. Baker

Acres: 98.5/124.5 X 406.0/316.24

Planner III Current Planning and Development

July 29, 1981

Comments on Item #236, Zoning Advisory Committee Meeting, June 9, 1981, are as follows:

This office has reviewed the subject petition and offers the following comments. These comments

are not intended to indicate the appropriateness of the zoning in question, but are to assure that

all parties are made aware of plans or problems with regard to development plans that may have a

Location: SE/S New Section Road 601.7' N/E of S. Seneca Road

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204

DIRECTOR

July 2, 1981

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Cumments on Item # Zoning Advisory Committee Meeting. June 9, 1981

Property Owner: James A. & Patricia A. Baker Location: SES New Section Road 601.7' N/E of S. Seneca Road Existing Zoning: R.C. 5 Variance to permit sideyard setbacks of 26' in lieu of the required 50' and to permit an existing storage building to be located in the front yard in lieu of the required rear yard. 98.5/124.5 x 406.0/316.24 District:

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County building Code 1978,

X B. A building/ _____permit shall be required before beginning construction. X C. Residential: Three sets of construction drawings are required to file a permit

application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect or Engineer shall be required to file a permit application. E. In wood frame construction an exterior wall erected within 6' 0 of an adjacent

lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments See comments attached concerning areas subject to innudation by Tidal water.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained a visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

> Charles E. Burnham, Chief Plans Review

CEB: rrj

SALTIMORE COUNTY

DEPARTMENT OF PERMITS & LICENSES

TOWSON, MARYLAND 21204

494-3610 TEO ZALESKI, JR.

July 2, 1981

TC: James and Patricia A. Baker SE/S New Section Road 601.7 N/E of Seneca Road

DIRECTOR

Application N	mber
or Zoning Number	236
-	

It appears your structure is in a Tidal/Riverine flood area. The attached excerpt from the Baltimore County Building Code appears to be applicable.

Please review and if there are any questions call 494-3987, Plans Review Department for further instructions.

Very truly yours,

CEE:rrj

IJF/fth

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: June 8, 1981

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: June 9, 1981

RE: Item No: 229, 230, 231, 232, 233, 234, 235, 236, 237, 238 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner July 27, 1981 Norman E. Gerber, Director FROM Office of Planning and Zoning Petition No. 82-44-A Item 236

Petition for V riance South side of New Section Rd., 601.7 ft. Northeast of Seneca Rd. Petitioner: James A. Biker, Sr., et ux

Fifteenth District

HEARING: Thursday, August 20, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

> Doman E. Herber ser Stagge L Norman E. Gerber. Director Office of Planning and Zoning

NEG: JGH: ab

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR PIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978 EFFECTIVE MARCH 1. 1980

A new sectic, added to read as follows:

Areas Subject to Inundation by Tidewaters.

Construction in Areas Subject to Flooding.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive, sha'l be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamina ion from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

]. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of r lential dwelling units shall be governed by Sections 106.0 or 123.0 as apply the, except that rebuilding or residential dwellings units damaged in excers of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

PETITION FOR VARIANCE

15th DISTRICT

ZONING: Petition for Variance

South side of New Section Rd., 601.7 ft. Northeast of Seneca Rd.

DATE & TIME: Thursday, August 20, 1981 at 9:30 A. M. PUBLIC HEARING:

Zoning Derartment.

Maryland

LOCATION:

Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Being the property of James A. Baker, Sr., et ux, as shown on plat plan filed with the

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

Petition for Variance to permit side yard setbacks of 26 ft. instead of the required 50 ft. and to permit an existing storage building to be located in the front yard (waterfront) instead of the required rear yard.

The Zoning Regulations to be excepted as follows:

Hearing Date: Thursday, August 20, 1981 at 9:30 A.M.

Section 1A04. 3. B. 3 - Minimum side yard setback in an R. C. 5 Zone Section 400.1 - Location of accessory structure

All that parcel of land in the Fifteenth District of Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

August 10, 1981

W'ILLIAM E. HAMMOND ZONING COMMISSIONER

Mr. and Mrs. James A. Baker, Sr. 3921 New Section Road 21220 Baltimore, Maryland

> RE: Petition for Variance S/s New Section Rd., 601. 7' NE of Seneca Rd. Case No. 82-44-A

Dear Mr. and Mrs. Bakes:

This is to advise you that \$49.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Zoning Commissioner

JALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 100457

6.9

\$49.00

FROM: Patricia Baker FOR EX Pesting & Advertising of Case #82-44-A

> 103 2 cd - 20 VALIDATION OR SIGNATURE OF CASHIER

Very truly yours,

Mr. and Mrs. James A. Baker, Sr. 3921 New Section Road Baltimore, Maryland 21220

July 22, 1981

NOTICE OF HEARING

S/s New Section Rd., 601.7' NE of Saneca Rd. Petition for Variance Case #82-44-A

DŒ:	9:30 A. M.
ATE:	Thursday, August 20, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

BALTIMORE COUNTY

Legated on the south side of New Section Road, approximately 601.7 northeast of Seneca Road and being lots 334 and 335, as shown on record addition to Plat #2, Bowley's Quarters; which is recorded in land records of Baltimore County. Also known as 3921 New Section Road.

ZCHING DESCRIPTION

8/18/81

To: Bultimore Courty Zoning Board. Re: Cuse #84-44-A (Variance for 30'x30' "Sturage bldg" to be located on the waterfront, and 2 outbuildings to be 26' from road instead of reg. 50')

We are unable to be present at the meeting of 8/20/81, but fully support the neighbors who ppose this variance.

Charles Linder Lot # 333 Charles LMDanielle. 3945 new Letworkel Harry & Smith 3936 New Section Rd. 21220 Elystich B. Anth 3936 New Section Rd. 21220 Rachard & Wood 3940 New Lection Rd 21220 The T. Wood 3940 New Section Rd. 21220 Mrs. Marguret Scissors 3944 New Section Rd. 21220 Paul Minterling 3944 New Section Rd. 21220. Shirty Winterling 3944 New Section Kd 31220 Zyw8-lan 3946 Dew Seeton Rel. 21220 Cong E. Frener 3,946 How Section Road - Ball- 21220

Ella P. Collens 3928 New Section Brack Balte 21220

BY ORDER OF

WILLIAM E. HAMMOND

ZONING COMMISSIONER

OF BALTIMORE COUNTY

4900 K

Mrs Lellian C Dersen 3800 New Dectrin Rd. Balto. Md. 21220-335-4487 J. J. Chard 3808 Hey Section Rd. 13 alt. 1111, 21220 Mrs Clara Suppel 3908 New Section Rd. Mr. Mary Clen Liber Ad Mans. Dat Mantely 3935 New Rection Gol Balto, 2nd 21220 morie Baker 3939 New Section Rd 2/226 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 WILLIAM E. HAMMOND ZONING COMMISSIONER September 18, 1981 Mr. & Mrs. James A. Baker, Sr. 3921 New Section Road Baltimore, Maryland 21220 RE: Petition for Variances S/S of New Section Rd., 601. 7' NE of Seneca Rd. - 15th Election District James A. Baker, Sr., et ux -Petitioners NO. 82-44-A (Item No. 236) Dear Mr. & Mrs. Baker: I have this date passed my Order in the above captioned matter in accordance with the attached. Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Ms. Deborah Brill 3926 New Section Road Baltimore, Maryland 21220

> Mr. Joe Kashen 3920 New Section Road Baltimore, Maryland 21220

John W. Hessian, III, Esquire People's Counsel

8/20/81 Thomas C. Rene 3943 9 bow Section TEL ntillie Dorff 3948 Glew Sein on Rod. Eilen B. Caller 3950 Non-S. to Rd. Bill. 21226 mildred Kotras 3924 new Section Rd. Edward. Atta-3924 mar Sedan Rol 31220 Josephine Mata 3922 New Lection R'd. 21220 Charles V. Maja 3922 NEW SECTION RD. 21220 GERA Doubl' Mc Duth 3916 NEW SECTION RD 21220 Comat. Kreiner 3946 Ment Section Ref - 21220 Tilden M Remkart 3930 New Section Rd, 21220 Mary & Kern Last 3930 new Lection Rd. 21220

Mr. & Mrs. James A. Baker, Sr. 3921 New Section Road Baltimore, Maryland 21220

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this of <u>June</u>, 1981. WILLIAM E. HAMMOND Zoning Commissioner Petitioner James A. Baker, et al Reviewed by: Juckston B. Commodori Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

1.2400

January 20, 1582

Mr. Jilliam Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: ZAC Meeting - October 27

on second addition to Plat 2. Bowley's Ourrters:

which is in land records in baltimore County. Also known as 3921 New Section Poad.

ux, as shown on plat plan filed with the Zoning De-

partment.

Hearing Date: Thursday. August 20, 15dl at 9:30 A.M.

Public Hearing: Room 106. County Office Building, 111 W. Chesupeake Avenue. Towson.

BYORDEROF Willem E. Hammond

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 74, 75 and 76.

MSF/rlj

Petition For Variance 15th District ZONING. Petition for Variance.
LOCATION: South side of New Section Rd., 601.7 ft. Northeast of Seneca This is to Certify, That the annexed DATE & TIME: Thursday, August 20, 1981 at 9.30 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W Chesapeake Avenue, Towson, was inserted in Gig Essex Times, a newspaper Maryland
The Zoning Commissioner of Baltimore Counprinted and published in Baltimore County, once in ty, by authority of the Zoning Act and Regula-tions of Baltimore County, will hold a public hearing: Petition for Variance to pern it side yard setbacks quired 50 ft. and to permit an existing storage build-ing to be located in the front yard (waterfront) instead of the required res yard.
The Zoning Regulations
he excepted as follows:
Section 1A04.3.B.3 heck in an R.C.5 Zone. Section 400.1-Location of accessory structure.
All that parcel of land in the Fifteenth District of Baltimore County located on the south side of New Section Road, approximately 601.7 northeast of Seneca Road and being lots 334 and 335, as shown

Zoning Description

Located on the southeast side of New Section Road, 30 feet wide; in the 15th Election District. Being lots 33h and 335, second addition to Plat #2, Bowley's quarters; Plat Book # 10, Folio 64. Zoned 25, use residential.

(
PETITION FOR VARIANCE
ZONING: Patition for Variance LOCATION: South sine of New 8 tion Rd., 601.7 ft. Northeast Seneca Rd. DATE & TIME: Thursday, Aug 20, 1361 at 9:30 A.M. PURLIC HEARING: Rooms County Office Building, 111 Chesapeake Avenue, Towso Maryland.
The Zoning Commissioner of E timore County, by authority of Zoning Act and Regulations of B timore County, will hold a put hearing:
Petition for Variance to perm side yard setbacks of 26 ft. inste- of the required 50 ft. and to perm an existing storage building to located in the front yard (wate front) instead of the required re- yard.
The Zoning Regulations to be e cepted as follows: Section 1A01.3 B.3 — Minimum sin yard setback in an R.C. 5 Zon Section 400.1—Location of accessor
All that parcel of land in the Fi teenth District of Baltimore Coun- Located on the south side of Ne Section Road, approximately 801, hortheast of Senera Road and believed
lots 334 and 335, as shows on se- ond addition to Piat #2, Bowley Quarters; which is recorded in lan records of Baltimore County, Als known as 3921 New Section Road Being the property of James 4
plan filed with the Zoning Department. Hearing Date: Thursday, Augus 20, 1981 at \$130 A M
Public Hearing: Room 106, County Office Building, 121 W. Chesa peake Avenue, Yowson, Maryland. By Order Of WILLIAM E. HAMMOND,

TOWSON, MD., 341x 39 19 31 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., preceding rack of the time successive weeks before the 20th day of ______ 19_12, the first publication

CERTIFICATE OF PUBLICATION

appearing on the 30th day of 1074

Cost of Advertisement, \$_____

	_ ^ \ <u></u>					A. W. C.	\			
PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	Ьу	date	Ьу	date	by	date	Ьу
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla		or desc	riptio	on	Yes
Previous case:				dap #	. /		-	- <u>t</u> - ·		

in sittenda

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building III W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this 28 day of Flan Received: ____ Check Filing Fee \$ 25 00 Cash Other Trem 236 E. Hammond, Zoning Commissioner No. 097693 d by Janua Kater BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION leviewed by D. Inc. Ithis MISCELLANEOUS CASH RECEIPT DATE 7/21/81 the Petition for assignment of a AMOUNT \$25, 00 James A. Baker For Filing Fee for Case #82-44-A Bo 1 24 M 21 25.00 ** VALIDATION OR SIGNATURE OF CASHIER PETITION FOR VARIANCE To permit sideyard setbacks of 26t instead of 50t, and to permit existing storage building in front yard(waterfront). FIRE HYDRANT Owner: Mr. & Mrs. James A. Baker 3921 New Section Rd. 21220 NEW! SECTION RD. 18 Lot Nos. 334 & 335 Second Addition to Pat No. 2 45! 1.576-324 5823 W Bowleys Quarters Plat Book No. 10 Folio 64 15th Election District
Zoning RC 5 1" - 50' SHEDS 8 × 18 TO INTERSECTION WITH SOLSENECA EXISTING BRICK DWELLING PROPOSED ADDITION INCLUDING DECK (FUT) 18 × 26 SEPTIC SYSTEM CHESTALT HARBOR. Trem #236

woods area mean Bakers.

(white areas are

Totalet paper)

8/18/81

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Ed Kotras

